



This attractive four bedroom detached home is located in a popular residential area and offers spacious, flexible accommodation perfect for modern family living. Inside, you'll find two bright reception rooms ideal for both relaxing and entertaining, along with a contemporary dining kitchen featuring integrated appliances. A separate utility room and a convenient ground floor shower room add everyday practicality, along with two well proportioned bedrooms on this level.

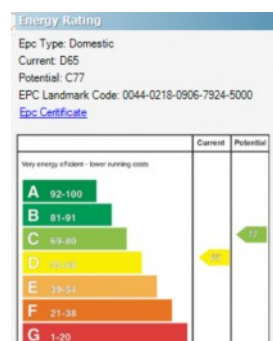
Upstairs, there are two further bedrooms, the impressive main bedroom benefits from its own dressing area and a stylish family bathroom.

Outside, the property enjoys a well maintained front garden, an enclosed rear garden ideal for outdoor living, and an integrated garage. A fantastic opportunity to secure a comfortable, versatile home in a sought after location.

Offers Over
£250,000

37 Ashcroft Way,
Ballinderry Lower,
LISBURN,
BT28 2AY

Viewing by
appointment with
& through agent
028 9266 1700





- Detached Family Home In Popular Residential Area
- Spacious And Versatile Accommodation Ideal For Modern Living
- Two Bright Reception Rooms Perfect For Relaxing And Entertaining
- Contemporary Dining Kitchen With Integrated Appliances
- Separate Utility Room And Ground Floor Shower Room
- Four Generous Bedrooms, Two on The Ground Floor Offering Flexible Living Options
- First Floor Two Bedrooms, One With Dedicated Dressing Area And Family Bathroom
- Integrated Garage With Well Maintained Front And Enclosed Rear Gardens

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Ceramic tiled floor. Glass door. Hardwood door with stained glass inset to . . .

ENTRANCE HALL: 11' 0" x 10' 0" (3.35m x 3.05m) Ceramic tiled floor.

CLOAKS AREA: 6' 2" x 5' 0" (1.88m x 1.52m) Ceramic tiled floor.

LOUNGE: 17' 10" x 10' 7" (5.44m x 3.23m) Hardwood floor, bay window, feature fireplace with wooden surround, wood burning stove, cornicing and spotlights.



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KITCHEN/DINING: 15' 9" x 10' 8" (4.8m x 3.25m) Range of modern high and low level units, double oven, four ring Hotpoint hob, stainless steel sink unit with mixer tap, breakfast bar.



UTILITY ROOM: 10' 10" x 5' 4" (3.3m x 1.63m) Plumbed for washing machine.

Hotpress.

BEDROOM (2): 11' 7" x 10' 7" (3.53m x 3.23m) Currently used as dining room. Patio door.



BEDROOM (1): 11' 7" x 10' 7" (3.53m x 3.23m) Built-in wardrobes and storage.



SHOWER ROOM: Electric shower, wash hand basin, low flush wc, fully tiled.



First Floor

LANDING: Eaves storage.

BEDROOM (3): 16' 8" x 12' 3" (5.08m x 3.73m) Eaves storage, walk-in wardrobe with eaves storage.



BATHROOM: Comprising bath with mixer tap, low flush wc, pedestal wash hand basin, Velux window.



BEDROOM (4): 12' 5" x 8' 3" (3.78m x 2.51m) Built-in wardrobes and storage.



Outside

FRONT: Garden in lawn and driveway parking. Garage.

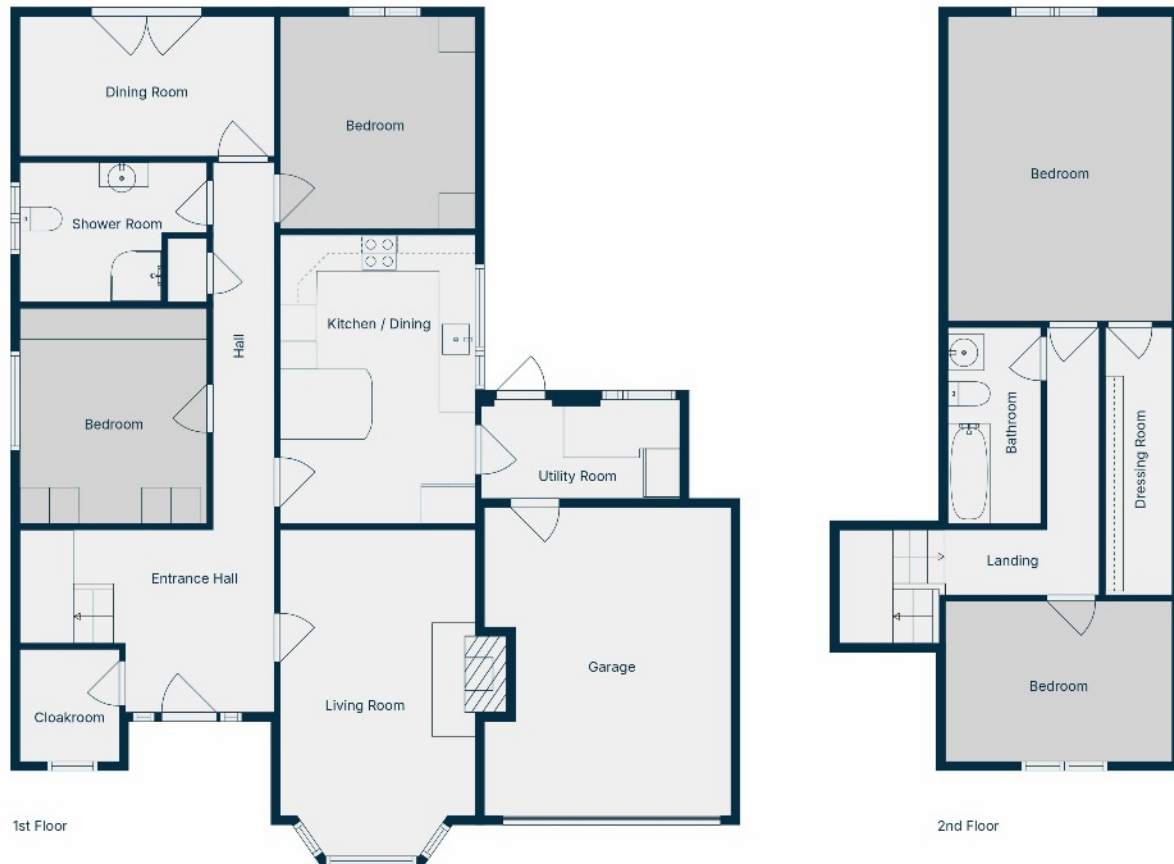
REAR: Patio area and enclosed gardens in lawns and mature shrubs. Bin storage and oil tank.

INTEGRAL GARAGE: 16' 9" x 13' 6" (5.11m x 4.11m) Up and over door, boiler.



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Location:

From Lower Ballindery Road, turn right onto Ashcroft Way and number 37 is on the left hand side.

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

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